

1 Year Performance Projection

Brand New Modern Home in Chickasha- 155k!!
Chickasha, OK 73018
2 bdrm/2 bath - Built in 2025



Square Feet	864
Initial Market Value	\$154,900
Purchase Price	\$154,900
Downpayment	\$38,725
Loan Origination Fees	\$0
Depreciable Closing Costs	\$7,745
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$46,470
Cost per Square Foot	\$179
Monthly Rent per Square Foot	\$1.45

Income	Monthly	Annual
Gross Rent	\$1,250	\$15,000
Vacancy Losses	-\$100	-\$1,200
Operating Income	\$1,150	\$13,800

Expenses	Monthly	Annual
Property Taxes	-\$155	-\$1,859
Insurance	-\$61	-\$728
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$25	-\$300
Other	-\$0	-\$0
Operating Expenses	-\$241	-\$2,887

Net Performance	Monthly	Annual
Net Operating Income	\$909	\$10,913
- Mortgage Payments	-\$744	-\$8,927
= Cash Flow	\$166	\$1,987
+ Principal Reduction	\$106	\$1,268
+ First-Year Appreciation	\$774	\$9,294
= Gross Equity Income	\$1,046	\$12,549
+ Tax Savings	\$44	\$526
= GEI w/Tax Savings	\$1,090	\$13,075

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$116,175	\$0
Monthly Payment	\$743.88	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.625%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Debt Coverage Ratio		1.22
Annual Gross Rent Multiplier		10
Monthly Gross Rent Multiplier		124
Capitalization Rate		7.0%
Cash on Cash Return		4%
Total Return on Investment		27%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange		

Assumptions		
Real Estate Appreciation Rate		6%
Vacancy Rate		8%
Management Fee		0%
Maintenance Percentage		2%

Comments		
Brand new 2/2 Bedroom single family home		
All appliance		

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.